



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: July 28, 2004

PUBLIC NOTICE OF A

FINDINGS TO MASTER ENVIRONMENTAL IMPACT REPORT

JO: 42-0084

Findings to a previously certified Master Environmental Impact Report (MEIR) No. 96-7918 (State Clearinghouse No. 97111077) for the Pacific Highlands Ranch (Subarea III) Plan in the North City Future Urbanizing Area (NCFUA) have been prepared by the City of San Diego Environmental Analysis Section for the project listed below. This notice of the availability of Findings to a MEIR is made in accordance with Section 151777 of the State CEQA Guidelines. Pursuant to Section 151777, a public review and comment period is not required.

General Project Information:

Project No. **2692** / SCH No. **97111077**

Community Plan Area: **Pacific Highland Ranch Subarea III**

Council District: **1**

Subject: Pacific Highlands Ranch Units 17-22A. (Project No. 2692) VESTING TENTATIVE MAP (with Street and Easement Vacations), SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT and MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT (BLA) to develop a 244.71-acre site. Development would consist of construction of 677 single-family dwelling units, a community recreational center, and optional affordable housing site, as well as dedication of an 11.15-acre elementary school, 42.21 acres of open space inside the City's Multiple Species Conservation Program, Multi-Habitat Planning Area (MSCP/MHPA), and 16.1 acres of urban amenity open space. An additional 55 residential units would be allowed on the school site as an optional use if the site is not purchased by the Solana Beach School District. The project site is located at the northwest corner of Carmel Valley Road and Rancho Santa Fe Farms Road in the Pacific Highlands Ranch Subarea III Planning Area of the North City Future Urbanizing Area (NCFUA) (Parcels A and C of Parcel Map 11718 except as follows: Parcel A consisting of Parcel 1 except that portion within the Parcel Map No. 18755, in the City of San Diego, County of San Diego, State of California; Parcel C consisting of Parcel 2, excepting that portion lying southerly of the baseline of that water easement (File No. 61545), in the City of San Diego, County of San Diego, State of California and Parcel B consisting of the west half of the southeast quarter of Section 9, Township 14 South, Range 3 West, San Bernardino Base Meridian, in the City of San Diego, County of San Diego, State of California). The site is not included on any Government Code Listing of hazardous waste sites.

Applicant: Pardee Homes

The City of San Diego has conducted an Initial Study for the Pacific Highlands Ranch Units 17-22A project described in the subject block. Based upon the Initial Study of the subject project, the City has determined that the project would not result in any additional significant effects on the environment beyond those identified in the Pacific Highlands Ranch Subarea Plan Master EIR (LDR No. 96-7918). The proposed project is considered to be within the scope of analysis of the Subarea Plan as examined by the Master EIR and no new environmental document or findings pursuant to Section 21081 of the Public Resources Code are

required. This public notice is made pursuant to Section 21092 of the Public Resources Code, 14 days prior to certification of the findings.

Availability in Alternative Format: To request this Notice, the Findings to MEIR No. 96-7918 (Project No. 2692), Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Anne Jarque at (619) 446-5385. The Findings to MEIR No. 96-7918 (Project No. 2692), Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Farah Mahzari at (619) 446-5227. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on July 28, 2004.

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Development Services Department